

# SHOPPING CENTER SPACE FOR LEASE IN CENTRAL NAPA

3136-3222 JEFFERSON STREET, NAPA, CA 94559

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Prime North Napa location on Jefferson Street just south of Trancas Street and minutes from Highway 29. Conveniently located between three high schools, Queen of the Valley Hospital and Kaiser Medical Center.

### PROPERTY HIGHLIGHTS

- Retail, Restaurant & Office space available in open-air shopping center
- Jefferson Street exposure
- Centrally located
- Ample parking

### OFFERING SUMMARY

Lease Rate:	\$2.75 - 3.25 SF/month (NNN)
Available SF:	330 - 2,900 SF
Building Size:	36,296 SF

### SPACES

### LEASE RATE

### SPACE SIZE

3144 Jefferson Street	\$2.75 SF/month	2,324 SF
3154 Jefferson Street	\$2.75 SF/month	2,185 SF
3160 Jefferson - 2nd floor	\$2.75 SF/month	330 - 503 SF
3162-3164 Jefferson- 2nd Floor	\$2.75 SF/month	503 SF
3166-3168 Jefferson St - 2nd Floor	\$2.75 SF/month	1,023 SF
3192 Jefferson Street	\$3.00 SF/month	750 SF
3196 Jefferson Street	\$3.25 SF/month	1,367 SF
3202 Jefferson Street	\$2.75 SF/month	2,900 SF
3204 Jefferson Street	\$3.25 SF/month	1,400 SF



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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LOCATION MAP



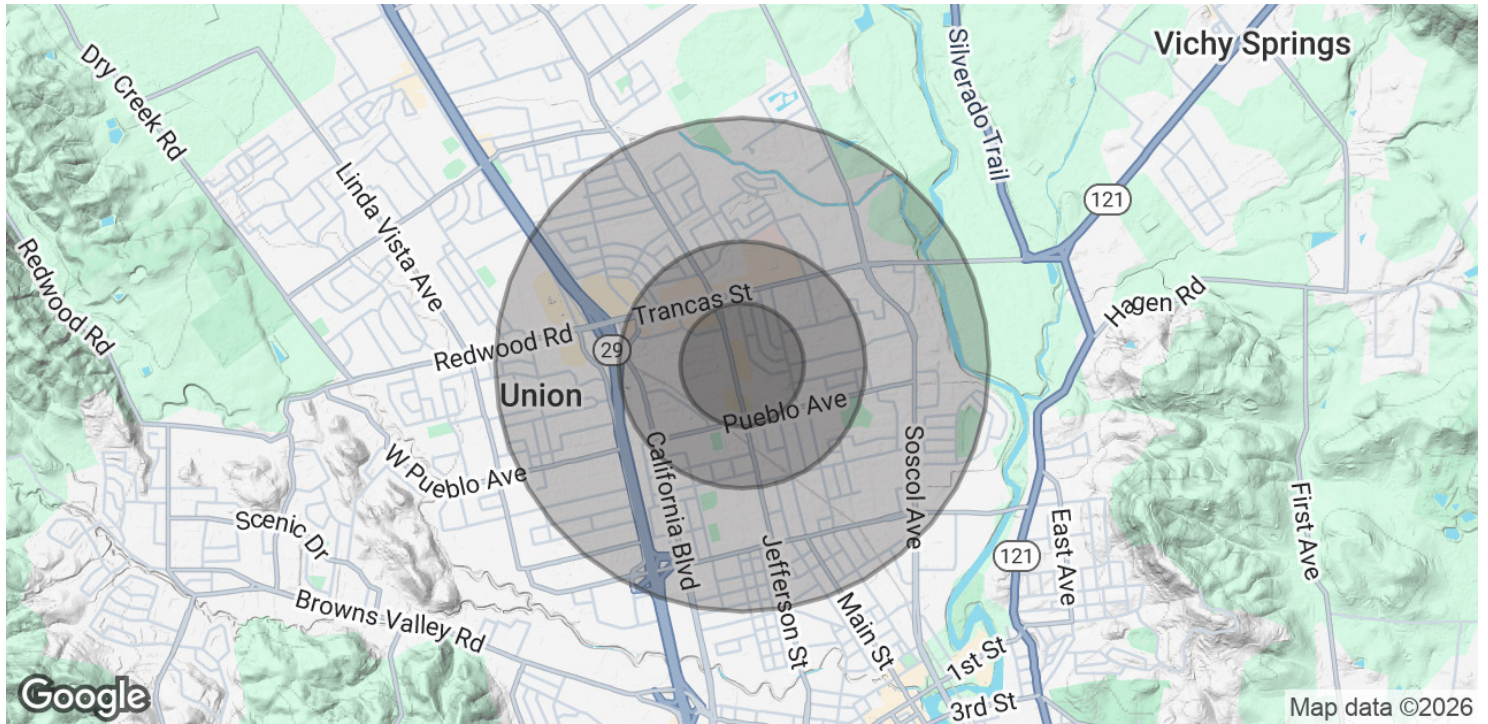
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,764	6,147	21,192
Average Age	34.3	36.8	37.7
Average Age (Male)	35.0	38.2	37.4
Average Age (Female)	27.9	32.4	36.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	610	2,337	8,131
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$79,497	\$77,718	\$87,578
Average House Value	\$445,414	\$494,239	\$559,212

2020 American Community Survey (ACS)



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